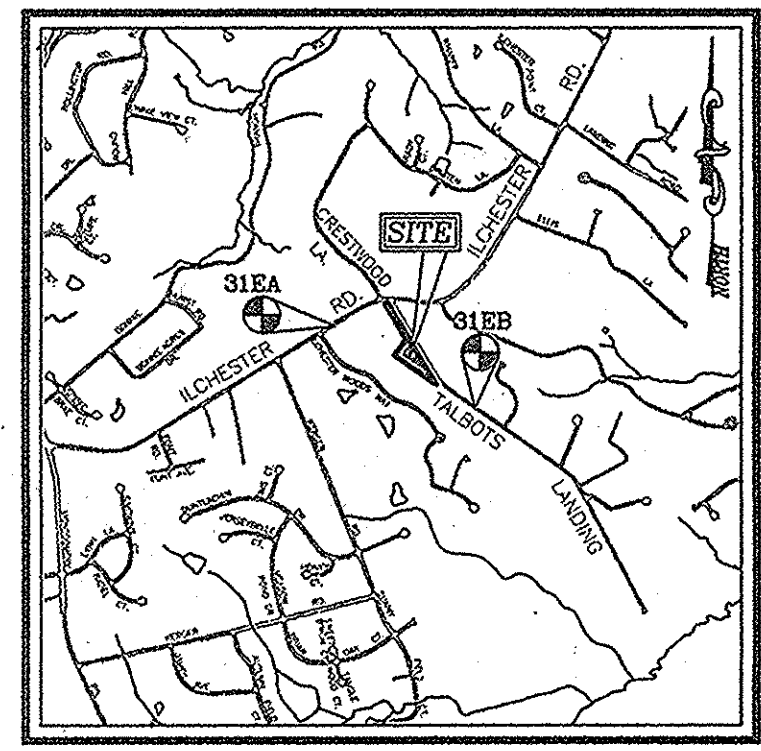


LOT #	GROSS AREA	PIPESTEM AREA	NET AREA	MIN LOT SIZE
5	44,053 SF	10,992 SF	33,061 SF	20,000 SF
6	28,827 SF	NA	28,827 SF	20,000 SF

NO.	NORTH	EAST
201	569879.4651	1375332.4926
202	569882.7767	1375359.6284
203	56919.6197	1375874.4345
204	569497.2082	1375560.4792
5010	569330.3517	1375440.8895

GENERAL NOTES (CONT'D)

- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMIT BEING ISSUED FOR THE CONSTRUCTION OF THE RESIDENTIAL DWELLING ON LOT 6.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION PLAN HAS BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$15000.00.
- THERE IS A 30.5" AMERICAN BEECH SPECIMEN TREE LOCATED ON LOT 6.
- REFERENCE WAMR WP-15-082, APPROVED 12/09/14, TO ALLOW:
 - ROAD WIDENING CONSTRUCTION (SECTION 16.132), B) SIDEWALKS (SECTION 16.134), C) STREET LIGHTING (SECTION 16.135), D) STREET TREES (SECTION 16.136) SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ATTACHED COMMENTS
 - SUBMISSION OF A FEE-IN LIEU OF VERIFICATION REQUEST.
- DEVELOPER TO SUBMIT A SUBMISSION OF A FEE-IN LIEU OF VERIFICATION REQUEST.
- TO WAIVE SECTION 16.120(n)(4) TO ALLOW THE CREATION OF A 10' FEE SIMPLE STRIP (LOT 6) FOR DIRECT FRONTAGE ON A PUBLIC SEWER MAIN.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS DEVELOPMENT.
- NO NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED FOR THE CONSTRUCTION OF THE RESIDENTIAL HOUSE ON LOT 6.
- A COMMUNITY MEETING WAS CONDUCTED ON OCTOBER 30, 2013 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER THE REQUIREMENTS OF SECTION 16.128(d) OF THE SUBDIVISION REGULATIONS.



VICINITY MAP

SCALE: 1" = 200'
ADC MAP: 4936: F-4

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	R=706.76'	L=27.34'	2°12'59"	13.67'	N83°02'32"E 27.34'

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 31EA AND 31EB.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2013.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 2104" SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MOUND FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE 1/4" IR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRASS, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, 100 YEAR FLOODPLAIN, OR FOREST CONSERVATION AREAS.
- THERE IS NO 100-YR FLOODPLAIN, WETLANDS, STREAM(S), OR STEEP SLOPES (25% OR GREATER) LOCATED ON SITE.
- THERE IS AN EXISTING HOUSE AND BARBEQUE AREA LOCATED ON LOT 5 WHICH ARE TO REMAIN. THE EXISTING DWELLING WAS CONSTRUCTED IN COMPLIANCE WITH THE MINIMUM SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION AND AS RECORDED ON PLAT #5410. HOWEVER, WITH THE RECORDED OF THIS PLAT, THE FRONT SETBACK HAS BECOME NON-COMPLYING WITH RESPECT TO THE FRONT BUILDING RESTRICTION LINE REQUIREMENTS IN ACCORDANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND SECTION 108.0.D OF THE CURRENT R-20 ZONING REGULATIONS. ANY PROPOSED EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ON LOT 5 MUST UPHOLD THE CURRENT AND RESTRICTIVE FRONT SETBACK REQUIREMENT, NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- DPZ FILE REFERENCES: CONT. #14-4775-0, CONT. #10-3470, ECP-14-048, F-83-07.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAMR SECTION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. REFERENCE MADE TO STORMWATER DESIGN MANUAL (CHAPTER 5).
- LANDSCAPING FOR LOT 6 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$9000.00 FOR THE REQUIRED 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT APPLICATION.
- A SIMPLIFIED FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 17, 2013.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A PAYMENT OF FEE-IN-LIEU. THE REQUIRED FEE, BASED UPON 0.20 ACRE AFFORESTATION OBLIGATION (0.20 = 8,712 SF x \$ 0.75), IN THE AMOUNT OF \$ 6,534.00 WILL BE PAID AT THE TIME OF SUBMISSION OF THE ORIGINAL WAMR.
- TALBOT'S LANDING IS AN EXISTING PUBLIC LOCAL ROAD (EXCEPTED AS A PUBLIC ROAD 6-30-87).
- TALBOT'S LANDING IS NOT A SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4775-0.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 10-3470.
- PUBLIC WATER & SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND UNDER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.6731 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.6731 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.6731 AC

LEGEND

- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT LIBER 3658 FOLIO 446
- EXISTING 25' X 30' INGRESS & EGRESS EASEMENT FOR LOTS 2 & 5 LIBER 2690 FOLIO 246
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT LIBER 3653 FOLIO 41 (2,179 SF) (TO BE ABANDONED BY THIS PLAT)

OWNER / DEVELOPER

ALGIRDAS J. BRASAUSKAS
ELIZABETH A. BRASAUSKAS
5110 TALBOTS LANDING
ELLCOTT CITY, MD 21043
240-876-4471

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
31407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8966

THE REQUIREMENT OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman 8-27-15
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 276
DATE

Algirdas J. Brasauskas 11-20-15
ALGIRDAS J. BRASAUSKAS
PROPERTY LINE SURVEYOR No. 267
DATE

Elizabeth A. Brasauskas 11-20-15
ELIZABETH A. BRASAUSKAS

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED "WRIGHT PROPERTY", LOT 3 (PLAT 5410) & CREATE LOTS 5 & 6 AND TO ABANDON EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (L 3653 F 41).

MIHU NOTE

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
Radifer for Maurea Rossman 12/14/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Phil Chubb 12-23-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Slemons 12-30-15
DIRECTOR DATE

OWNER'S CERTIFICATE

WE ALGIRDAS J. BRASAUSKAS & ELIZABETH A. BRASAUSKAS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 20th DAY OF Nov. 2015.

Algirdas J. Brasauskas ALGIRDAS J. BRASAUSKAS
Megan Rogers WITNESS
Elizabeth A. Brasauskas ELIZABETH A. BRASAUSKAS
Megan Rogers WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOSEPH J. MILLER, JR. TO ALGIRDAS J. BRASAUSKAS & ELIZABETH A. BRASAUSKAS BY DEED DATED MAY 25, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1254, FOLIO 173.

I ALSO CERTIFY ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman 8-27-15
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267
DATE



RECORDED AS PLAT No. 23588 ON 1/8/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

WRIGHT PROPERTY LOTS 5-6

A RESUBDIVISION OF "WRIGHT PROPERTY", LOT 3, PLAT 5410
ZONED R-20

TAX MAP 31 - BLK: 15 - PARCEL 545
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 60' AUGUST 27, 2015

GRAPHIC SCALE SHEET 1 OF 1